potitioners

\* BEFORE THE

\* DEPUTY ZONING COMMISSIONER \* OF BALTIMORE COUNTY

Wh Councilmanic District \* Case No. 92-169-A Samuel A. Baroody, et ux

FINDINGS OF FACT AND CONCLUSIONS OF LAW

. . . . . . . . . . . .

The Politioners herein request a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 30 feet in lieu of the required 50 feet for a proposed dwelling and to amend the last approved final development plan of the Baroody Property, Lot 10, in accordance with Petitioner's Exhibit 1.

The Petitioners, by Samuel A. Baroody, appeared, testified and were represented by Paul R. Cvach, Esquire. Also appearing on behalf of the Petition was David V. Barco, adjoining property owner. There were no protestants.

Testimony indicated that the subject property, known as 11720 Franklinville Road, consists of 1.06 acres more or less zoned R.C. 5 and is presently unimproved. Petitioners are desirous of developing the property with a single family dwelling in accordance with Petitioner's Exhibit 1. Testimony indicated that the proposed dwelling, which has been constructed with all living space on one floor, will exceed the limits of the building envelope. Petitioner testified that his daughter's in-laws, who are elderly and infirm, will be moving to the subject dwelling and that due to the configuration of the lot and the location of the water well and septic reserve area thereon, the relief requested is necessary in order to develop the property. Further testimony indicated that there is no other available

land from which to obtain the additional footage necessary to meet minimum doming requirements. Petitioner testified that the proposed dwelling has been designed to conform to existing dwellings in the neighborhood as to size and design and that all other requirements will be met. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

- 2-

Baltimore County this  $\sqrt{27}$  day of November, 1991 that the Petition for Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 30 feet in lieu of the required 50 feet for a proposed dwelling and to amend the last approved final development plan of the Baroody Property, Lot 10, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions: 1) The Petitioners may apply for their building

permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for

2) Within two (2) years of receipt of a use and occupancy permit for the proposed dwelling, Petitioners shall be responsible for the removal and replacement of any trees that are damaged and destroyed along the property line adjoining the property identified on Petitioner's Exhibit 1 as belonging to Richard Schuart as a result of this construction.

3) The relief requested is limited to the proposed dwelling as depicted on Petitioner's Exhibit 1.

4) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

> Deputy Zoning Commissioner for Baltimore County

JOHN F. ETZEL WILLIAM G. ULRICH GORDON T. LANGDO

DAVID E. RANSONE

GERHOLD, CROSS & ETZEL Registered Professional Land Surveyors 412 DELAWARE AVENUE TOWSON, MARYLAND 21204

823-4470

July 29, 1991

EMERITUS

PAUL G. DOLLENBERG

FRED H. DOLLENBERG

CARL L. GERHOLD

ZONING DESCRIPTION

Beginning at a point on the northwest side of Franklinville Road, as widened, at the distance of 900 feet more or less northeasterly from the centerline of Sherwood Road. Being Lot No. 10 as shown on "Resubdivision of Tract A and Tract B - Baroody Property" as recorded in Baltimore County Plat Book S.M. No. 82 folio 148. Also known as No. 11720 Franklinville Road in the Eleventh Election District.



IS DEPARTMENT OF BALTIMORE COUNTY

<b>1</b> /	
Posted for: VOVIENCS	Date of Posting 10/29/91
Posted for: Variance	
Potitioner: Samuel A. Baicod	4, 4) u v
Location of property: IVW/S Front	- ville Rd. 900 NE Sherwood
Location of property: IVW/S FYONKIN	1. Yle PL
Location of Signes For thing Road was	an Proportut Steve way
leading to Proporty (tet) be	my Poto tronged
Location of Signer Facing Roadway  Leading to Proporty (feet) be  Remarks: Address address to	519 71
Posted by	Date of return: /9/1/9/
Number of Signe:	INDE

**Baltimore County Government** Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue Towson, MD 2120+

887-3353

November 27, 1991

Paul R. Cvach, Esquire 6717 Harford Road Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE NW/S Franklinville Road, 900' NW of Sherwood Road (11720 Franklinville Road) 11th Election District - 5th Councilmanic District Samuel A. Baroody, et ux - Petitioners Case No. 92-169-A

Dear Mr. Cvach:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

> Very truly yours, TIMOTHY M. KOTROCO Deputy Zoning Commissioner

for Baltimore County

TMK:bjs

cc: Mr. David V. Barco 11724 Franklinville Road, Upper Falls, Md. 21156

People's Counsel

5th Councilmanic

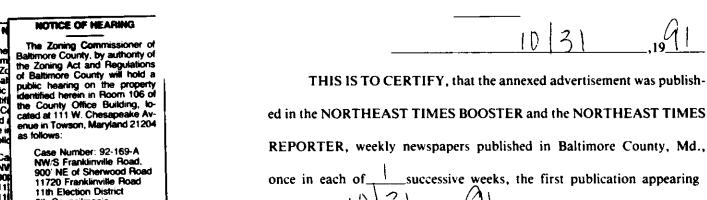
Petitioner(s):
Samuel A. Baroody, et ux
Hearing Date: Tuesday,
Nov. 19, 1991
at 10:00 a.m.

Variance: to permit a 30 foot

side yard setback in lieu of the required 50 feet and to amend the

last approved Final Developmer.
Plan of the Baroody Property for Lot #10.

**CERTIFICATE OF PUBLICATION** 



on\_\_\_\_10\31

NORTHEAST TIMES BOOSTER and the

NORTHEAST TIMES REPORTER

The Zoring Commissioner of Baltimore County, by authority of the Zoning Act and Requisitions of Baltimore County will hold a public hearing on the properly identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeate Avenue in Towson, Maryland 21204 Case Number: 92-169-A NW/S Franklinville Road, 900' NE of Sherwood Road 11720 Franklinville Road 11th Election District 5th Councilmanic Petitioner(s): Samuel A. Baroody, et ux Heering Date: Tuesday, Nov. 19, 1991 at 10:00 a.m. Variance: to permit a 30 foot side yard setback in lieu of the required 50 feet and to amend the

**CERTIFICATE OF PUBLICATION** 

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of \_\_\_\_ successive weeks, the first publication appearing on  $\frac{10}{3}$ 

THE JEFFERSONIAN.

\$70.76

Petition for Variance

to the Zoning Commissioner of Baltimore County The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B3 30' side yard setback in lieu of required 50' and to ammend the last approved Final

Parelyment Plan of the Buready Property Ter- pro of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See Exhibit A" Attriched

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that 1/we are the legal owner(s) of the property which is the subject of this l'elition. Legal Owner(s): Contract Purchaser/Lessee: Samuel A. Baroody (Type or Print Name) (Type or Print Name) Jamuel 4 Daiotel Teresa N. Baroody

Paul R. Cvach

Baltimore, Md. 21234

Attorney's Telephone No.:(301)254-6877\_\_\_\_\_

Baroch Timera n Attorney for Petitioner 11832 Chapman Road, S

Kingsville, Maryland 21087 City and State Name, address and phone number of legal owner, con-

tract purchaser or representative to be contacted Paul R. Cvach, Esquire 6717 Harford Road, Balto., MD 21234 Phone No.

ESTIMATED LENGTH OF HEARING (-1/2HR) AVAILABLE FOR HEARING HON. / TUES. / WED. - NEXT THO MONTHS REVIEWED BY: OTHER

EXHIBIT "A"

Property of Samuel A. Baroody and Teresa N. Barcody.

Mr. and Mrs. Baroody intend to sell this property to people by the name of Selmer Fiskum and Gladys Fiskum. Mr. Fiskum's only son and Mr. Baroody's daughter along with their children live at 11734 Franklinville Road. Mr. Fiskum is 75 years old and just had a hip replacement. Mrs. Fiskum is 71 years old. The Fiskums now live in Los Angeles but have been robbed recently several times at gunpoint and decided to move to the property in question at Franklinville Road. The 20' variance we are requesting is need to construct a home with enough room for living on one floor. 11734 Franklinville Road is the only lot that the Baroody's have to sell. There are 11 lots on the plat and his 10 children got the other lots.

A home of a size and design appropriate to the neighborhood and oriented on the lot so as to be practical and aesthetically satisfactory would overreach the building envelope. Strict compliance with the set-back requirements would prevent the construction of the desired house. The house otherwise conforms to zoning regulations including permitted use of the property.

The variance requested is not substantial. It calls for a 20' reduction in a 50' set-back requirement on one side of the building envelope. The 50' set-back would be preserved on two sides and a distance of approximately 195' from the proposed building to the property line would remain on the fourth side. The variance would not cause any substantial negative effect to the adjoining properties. A lesser relaxation would not be a practical solution because it would not allow construction of the

If the variance is granted, the spirit of the ordinance will be preserved in that substantial and adequate set-backs will be maintained on all sides of the house. The requested variance is minor as it requires an exception to only one side set-back requirement. The character of the neighborhood will be preserved.

LOSE WALL OF OWNERS PROPERLY

04A04#0107%ICHRC \$35.00 9A CO11 118AM10-98-91
Please Make Checks Payable To: Baltimore County

Baltimore County
Zoning Commission Zoning Commisioner County Office Building

111 West Chesapeuke Avenue

Towson, Maryland 21204

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> Please Make Checks Payelde To Baltimore County \$95.76 EA CO12:36PM11-15-91

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

**COPY** 

887-3353

Samuel and Teresa Baroody 1,332 Chapman Road, S kingsville, Maryland 21087

DATE: 11-4-91

Case Number: 92-169-A NW/S Franklinville Road, 900' NE of Sherwood Road 11720 Franklinville Road 11th Election District - 5th Councilmanic Petitioner(s): Samuel A. Baroody, et ux HEARING: TUESDAY, NOVEMBER 19, 1991 at 10:00 a.m.

Dear Petitioner(s):

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

BALTIMORE COUNTY, MARYLAND

cc: Paul R. Cvach, Esq.

111 West Chesapeake Avenue Towson, MD 21204

887-3353

OCTOBER 22, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will nold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

Baltimore County Government Office of Zoning Administration

and Development Management

Office of Planning & Zoning

Case Number: 92-169-A NW/S Franklinville Road, 900' NE of Sherwood Road 11720 Franklinville Road 11th Election District - 5th Councilmanic Petitioner(s): Samuel A. Baroody, et ux HEARING: TUESDAY, NOVEMBER 19, 1991 at 10:00 a.m.

Variance to permit a 30 foot side yard setback in lieu of the required 50 feet and to amend the last approved Final Development Plan of the Barcody Property for Lot #10.

Zoning Commissioner of Baltimore County

cc: Samuel A. Baroody, et ux Paul R. Cvach, Esq.

Baltimore County Government
Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

887-3353

November 4, 1991

Paul R. Cvach, Esquire 6717 Harford Road Baltimore, MD 21234

> RE: Item No. 176, Case No. 92-169-A Petitioner: Samuel A. Baroody, et ux Petition for Variance

Dear Mr. Cvach:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committe Coments Date:November 4, 1991 Page 2

> Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or imcompleteness.

> Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

> > JAMES E. DYER Chairman Zoning Plans Advisory Committee

Enclosures cc: Mr. & Mrs. Samuel A. Baroody 11832 Chapman Road Kingsville, MD 21087

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

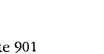
887-3353

Your petition has been received and accepted for filing this

Petitioner: Samuel A. Baroody, et ux Petitioner's Attorney: Paul R. Cvach

8th day of October, 1991.

Baltimore County Government Fire Department



700 East Joppa Road Suite 901 Towson, MD 21204-5500

(301) 887-4500

OCTOBER 24, 1991

Arnold Jablon Director Zoning Administration and Development Management

Baltimore County Office Euilding Towson, MD 21204

FE: Property Cwner: SAMUEL A. PARCODY #1]720 FRANKLINVILLE ROAD

Location: Zoning Agenda: CCTOBER 22, 1991 Item No.: 176

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Eureau has no comments at this time.

Special Inspection Division

, JP/KEK

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

October 24, 1991

Arnold Jablon, Director

Zoning Administration and Development Management

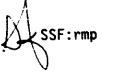
DIVISION OF GROUND WATER MANAGEMENT

SUBJECT: Zoning Item #176, Zoning Advisory Committee Meeting of October 22, 1991, Samuel A. Baroody, et ux, NW/S Franlinville Road, 900' NE of Sherwood Road (#11720 Franklinville Road), D-11 Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

Soil percolation test results are valid until March 14, 1992.

Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.



176\_ZNG/GWRMP



BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: November 8, 1991 Zoning Administration and Development Management

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Baroody Property, Item No. 176

In reference to the applicant's request, staff offers the following comments:

The Baroody property received CRG approval on May 3, 1990, at that time, Lot 10 was designed and improved with a 45 ft. wide building envelope.

Should the applicant's request be granted, the plat shall be amended to reflect the correct Plat Book reference number - S.M. 62 Folio 148.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn

ITEM176/TXTROZ

92-169-A # 176

October 9, 1991

TO: GWEN

2393-92

WCR

Baltimore County Zoning Office Development Control 111 West Chesapeake Avenue Room 113 Towson, Md. 21204

Gentlemen:

Please be advised that we are the current owners of 11720 Franklinville Road. We are fully aware that Mr. & Mrs. Sam Baroody are applying for a variance in regards to the side setback on the property.

We hereby authorize Mr. & Mrs. Baroody to act on our behalf in seeking the variance. In a short time, we will be executing a deed to Mr. & Mrs. Baroody for this lot, pursuant to a previous contract with them.

Very truly yours,

PALTIMORE COUNTY, MARYLAND INTEROFFICE CORRESIONDENCE

TO: Arnold Jubion, Director DATE: October 29, 1991 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E. AL. Cause Advisory Committee Meeting

for October 22, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 124, 167, 168, 169, 170, 173, 176, 178, 179, 180, 184, 186, 187, 188 and 189.

In addition, we have no comments at this time for Item #438 (Case No. 91-466).

For Item 166, we will have no comments until the County Review Group Meeting.

For Item 171, see our County Review Group comments dated October 10, 1991.

For Items 174 and 175, minor subdivision review comments were prepared for this site, dated October 9, 1990. Item 181 represents a minor subdivision, which should be processed through the minor cubdivision procedures. For Item 182, no comments are necessary on density transfer.

Developers Engineering Division

PETITIONER(S) SIGN-IN SHEET PLEASE PRINT CLEARLY

Damuel A. Darsody Kingsville, NID 21087 11724 FRANKUNVILLE RD DAVID V. BARCO. UPPER FAUS MP. 2115C COTIS HARFORD ROAD · CJACH BALTO, MD 21234

LAW OFFICES STOCKSDALE, JARRELL & CVACH 6717 HARFORD ROAD BALTIMORE, MARYLAND 21234

HOWARD B. STOCKSDALE ALAN H. STOCKSDALE ROBERT L. STOCKSDALE LINWOOD O. JARRELL, JR. PAUL R. CVACH

TELEPHONE AREA CODE 301 254-6877 FAX DIRECT DIAL (301) 444-1385

November 18, 1991

Baltimore County Zoning Office Development Control 111 West Chesapeake Avenue Room 113 Towson, Maryland 21204

Gentlemen:

Please be advised that we are the current owners of 11720 Franklinville Road. We are fully aware that Mr. & Mrs. Sam Baroody are applying for a variance in regards to the side setback on the property.

We hereby authorize Mr. & Mrs. Baroody to act on our behalf in seeking the variance. In a short time, we will be executing a deed to Mr. & Mrs. Baroody for this lot, pursuant to a previous contract with them.

Very truly yours,

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS

DATE: November 6, 1991

Mr. Arnold Jablon, Director Office of Zoning Administration

This office has no comments for item numbers 124, 166, 167, 168, 169.

RJF/lvd

LAW OFFICES

STOCKSDALE, JARRELL & CVACH 6717 HARFORD ROAD BALTIMORE, MARYLAND 21234

AREA CODE 301 254-6677 FAX DIRECT DIAL (301) 444-1385

October 9, 1991

Re: Variance No. 1-804-3-B3 Building Setback

Gentlemen:

Room 113

Baltimore County Zoning Office

111 West Chesapeake Avenue

Development Control

Towson, Md. 21204

HOWARD B. STOCKSDALE

ROBERT L. STOCKSDALE

LINWOOD O. JARRELL, JR.

ALAN H. STOCKSDALE

PAUL R. CVACH

Our office represents Samuel A. Baroody and Teresa N. Baroody. Yesterday on their behalf, we filed a Petition for a Variance under Item #176. It is a variance petition to permit a 30 foot side setback in lieu of the current 50 foot side setback on property, 11720 Franklinville Road.

There are currently no improvements on said property. The property is Lot 10 on the Plat of Resubdivision of Tract A & B, Baroody Property. There are eleven lots in this subdivision, nearly all the lots being owned by children of Mr. & Mrs. Baroody. This is the last lot that Mr. & Mrs. Baroody have left

They are selling this lot to Mr. & Mrs. Selmer Fiskum, whose only son is married to one of Mr. & Mrs. Baroody's daughters. The daughter and son-in-law live at 11734 Franklinville Road.

The Fiskums currently live in the Los Angeles area of California. Recently they have been robbed several times, some of which were at gunpoint. Mr. Fiskum is 75 years old and recently had a hip replacement. His wife, Gladys, is 71. For medical reasons, they desire to have a one story house. Unfortunely, the house they are contemplating will not fit in the current building envelope. That is the reason for the Petition For Variance. It is very important that the Fiskums be able to move to a new home as soon as possible in as much as it is dangerous for them to continue to live where they are now.

DEED FEE SIMPLE INDIVIDUAL GRANTOR CONG. FORM

This Deed, Made This 13th day of Occasion

by and between in the year one thousand nine hundred and ninety-one WILLIAM T. MCMAHON AND ANNE MARIE MCMAHON, his wife, Grantors

of the State of Maryland

SAMUEL A. BAROODY AND TERESA N. BAROODY, his wife, grantees, of the State of Maryland

of the second part.

WITNESSETH, That in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged (the actual monetary consideration being NONE), this conveyance being pursuant to the provisions in an unrecorded Contract of Sale dated 12/30/87 pursuant to which the property known as Tract A on Plat SM, No. 56, folio 118, of which Tract A, the lot herein conveyed was a part, was conveyed to the grantors with grantors agreeing to convey to grantees the property Naccoool now known as Lot 10, upon recording of the new subdivision plat.

the said William t. McManon and Anne Marie McMahon, his wife

grant and convey to the said Samuel A. Baroody and Teresa N. Baroody, his wife as tenants by the entireties, their assigns, the survivor of them, and unto the survivor's personal representatives,

personal regressions and assigns

, in fee simple, all lot of ground situate in Baltimore County

The second second

of the first part, and

and described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 10 as shown on a plat entitled "Resubdivision of Tract A and Tract B, Baroody Property", which Plat is recorded among the Land Records of Baltimore County in Plat Book SM. No. 62, folio 148. Improvements thereon to be known as 11720 Franklinville Road.

BEING part of the property conveyed to the grantors by deed recorded in Liber SM. No. 7909, folio 314.

BALTIMORE COUNTY, MARYLAND

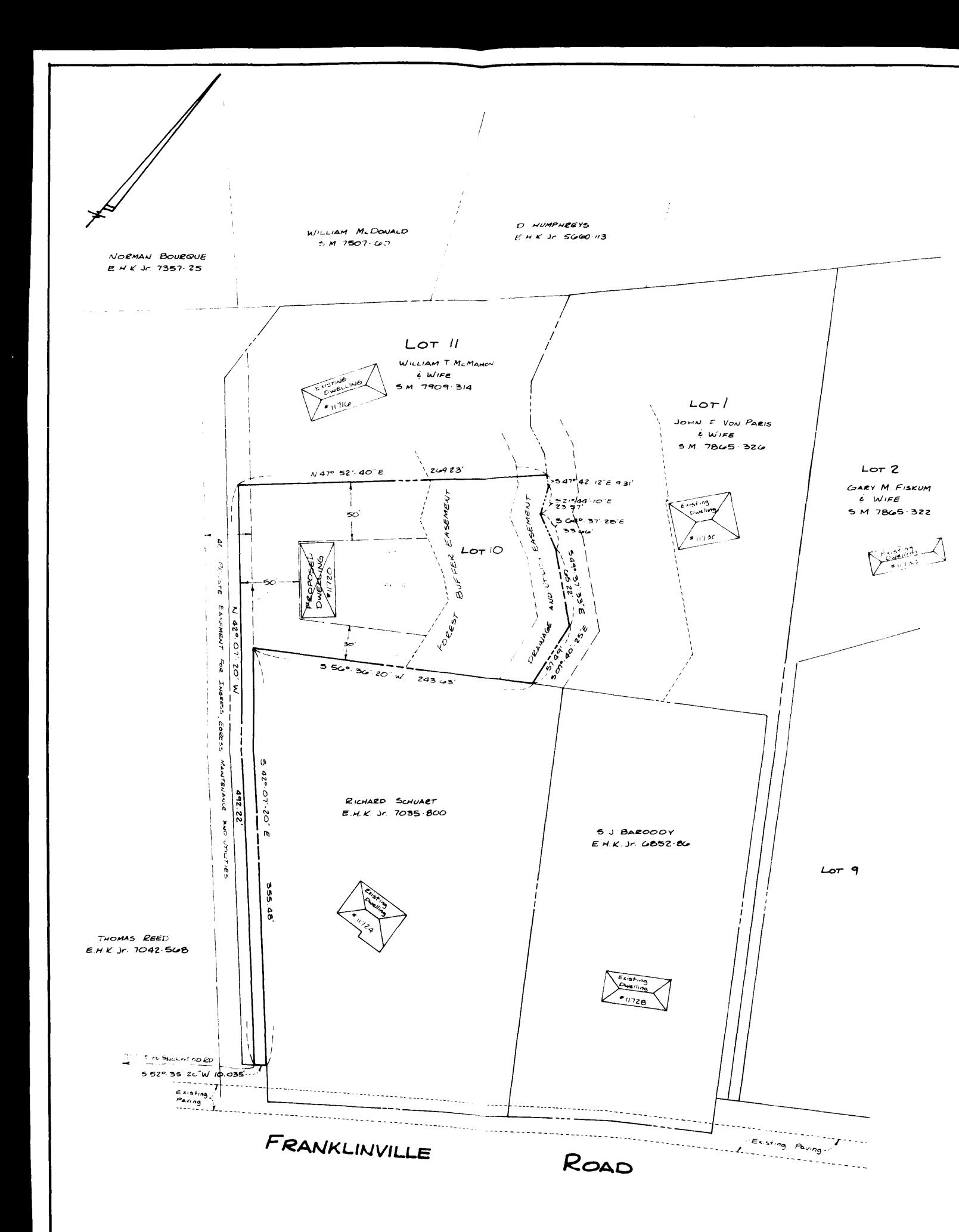
and Development Management

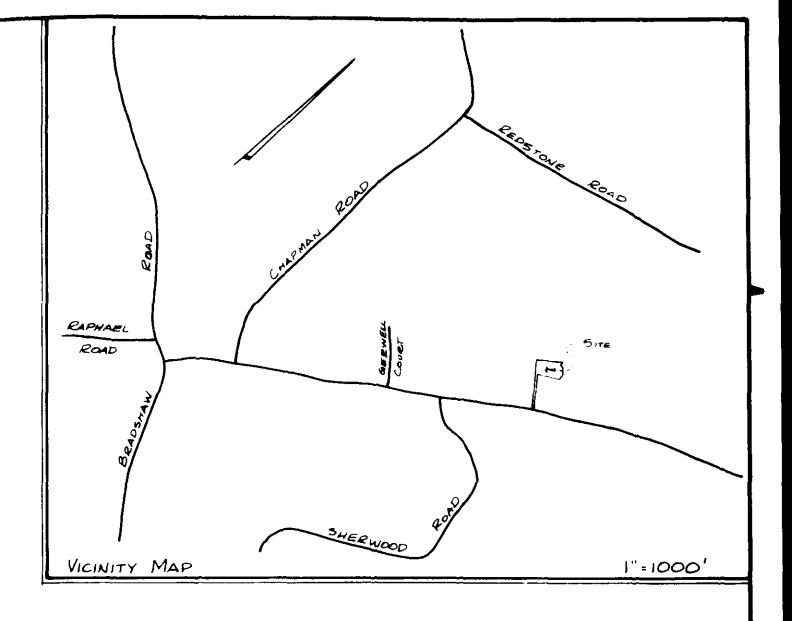
Rahee J. Famili SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 22, 1991

173, 174, 175, 176, 179, 180, 181, 182, 184, 186, 187, 188 and 189.

Traffic Engineer II







92-169-1

PLAT TO ACCOMPANY PETITION

FOR ZONING VARIANCE FOR

30' SIDE YARD SETBACK IN LIEU OF

REQUIRED 50' IN R.C. 5 ZONE.

- IITH ELECTION DISTRICT

  5<sup>TH</sup> COUNCILMANIC DISTRICT

  BALTIMORE COUNTY, MARYLAND

  CONTAINING: 1.0G Ac. t

  DEED REF:
- PLAT REF: LOT #10, "RESUBDIVISION OF TRACT A AND TRACT B. BARDODY PROPERTY" PLAT BOOK S.M. 82 felie 148.



SCALE: 11=50'

JULY 30, 1991

GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204

